



This beautifully presented property has been fully refurbished throughout to a high standard and is ready for immediate occupation. Offered with no forward chain and vacant possession, it provides a fantastic opportunity for buyers looking for a smooth and hassle-free purchase. Whether you are a first-time buyer searching for a stylish home or an investor seeking a ready-to-let property, this home is sure to appeal.

The accommodation briefly comprises a welcoming entrance hallway leading into a spacious and tastefully decorated open-plan lounge and dining area. This attractive living space features a stunning central fireplace surround, creating a focal point for the room, along with built-in storage that adds both practicality and style. To the ground floor, there is also a modern fitted kitchen, thoughtfully designed to maximise space and functionality.

To the first floor, the property offers two generously sized double bedrooms, both well presented and filled with natural light. Completing the upper level is a contemporary bathroom suite, which includes a bath as well as a separate shower cubicle, offering comfort and convenience for everyday living.

Externally, the property benefits from a well-maintained and enclosed rear yard, ideal for low-maintenance outdoor use. On-street parking is available to the front of the property.

The location is highly convenient, with a range of local schools, shops, and amenities close by. Teesside Retail Park is also within easy reach, providing an excellent selection of retail and leisure facilities. This superb property combines modern living with a practical location and should be viewed to be fully appreciated.

## Salisbury Street, Thornaby, Stockton-On-Tees, TS17 7HY

**2 Bed - House - Mid Terrace**

**£75,000**

**EPC Rating:**

**Council Tax Band: A**

**Tenure: Freehold**

# Salisbury Street, Stockton-On-Tees, TS17 7HY

## Entrance Hallway

Flooring, 1 x radiator, stairs to upper and 1 x front entrance door.



## Lounge

Flooring, 1 x front bay double glazed window, Fire Surround and 1 x radiator. Open plan with dining room.

## Diner

Flooring, storage cupboard, 1 x radiator and double glazed rear French doors.

## Kitchen

1 x rear double glazed window, 1 x side double glazed window and flooring.

## Landing

Carpet flooring, loft access and 1 x side double glazed window.



## Bathroom

Shower cubicle, bath, wash hand basin, w/c, heated towel rail, extractor fan and 1 x side double glazed window.

## Bedroom

1 front double glazed window, carpet flooring, 1 x radiator and storage cupboard.



## Bedroom

1 x rear fire double glazed window, carpet flooring, storage cupboard and 1 x radiator.

## External

Rear enclosed yard and street parking to the front of the property.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC